

Naples Planning and Land Use
Public Meeting
September 21, 2023

Commission Present: Chris Clark, Scott Adams, Andrew Bentley, Jessy McKee, Kevin Hiatt, Brock Arnold

Commission Absent: Scott Major

Others Present: Mayor Dean Baker
Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All Commissioners will be voting in the meeting.

Approval of Agenda Kevin Hiatt motions to approve the agenda. Andrew Bentley seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye

Motion carried with all voting Aye. None opposed.

Disclosures None

Approval of Minutes Brock Arnold motions to approve the August 17, 2023 minutes. Kevin Hiatt seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye

Motion carried with all voting Aye. None opposed.

Scott Adams joined the meeting.

PLANNING/DISCUSSION

**R3 Zone Ordinance
Proposed Changes**

Gwen Harrison presented the proposed changes to the R-3 Zone. Chris Clark stated a change for clarification needs made to clarify that buildings should be occupied by three or more families, not each unit. Gwen Harrison stated there was an addition to the ordinance regarding trails requiring paving and that an alternative hard surface may be approved. Chris Clark stated defining who would be able to approve that. Brock Arnold stated a condition or conditions should be listed for the variation and approvals section, clarifying amount or which standards can have of variations.

Andrew Bentley Motions to bring back to the Planning Commission for review with changes.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with all voting Aye. None opposed.

Subdivision Ordinance Legislative Changes

Gwen Harrison presented the proposed changes to the Subdivision Ordinance. Gwen Harrison proposed that the Land Use Administrator, Land Use Administration, a member of the Planning Commission, and the Building Authority be defined as the Administrative Land Use Authority. Brock Arnold stated he agrees with having several people be defined as the Administrative Land Use Authority. Chris Clark questioned if the commercial and industrial subdivisions would fall under this. Gwen Harrison stated no, it would only be applicable to single family, two family, and townhome subdivisions. That commercial and industrial will still go through the process, including appearing before the Planning Commission. Gwen Harrison presented that because the city does not have an engineer on staff, it is suggested that it be changed to reflect that an engineer's cost estimate must be submitted by a licensed engineer. The street width has been changed to 32 feet to reflect the change of HB 406. Andrew Bentley questioned if it would be possible to require any road smaller than 40 feet to be a one-way street. Kevin Hiatt stated we could require that parking only occur on one side of the street. Mayor Baker gave the commission an update on the water moratorium. Gwen Harrison stated changes to the surface water section of the ordinance will be upcoming.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone

Will be brought back in the next meeting.

ADJOURN

Brock Arnold motions to adjourn, Kevin Hiatt seconds the motion.

All in favor:

Andrew Bentley	Aye
Brock Arnold	Aye
Chris Clark	Aye
Jessy McKee	Nay
Kevin Hiatt	Aye
Scott Adams	Aye

Motion carried with majority voting Aye. Jessy McKee voted nay.

The next Planning and Zoning meeting will tentatively be held October 19, 2023 in the Naples City Council Chambers @ 7:30 P.M.